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 6860 MERWOOD STREET
 COLUMBUS, OHIO 43235
 (614) 889-2687

ENTERED HOME: 11/02/2010 DATE: 11/03/2010 APPRAISED BY: Joe M. Hart

FAIR MARKET VALUE AS OF THIS DATE: \$137,000.00 Conventional Price

OWNER: Minturn, Steven P. and Jody E. BANKRUPTCY #

ADDRESS: 2635 Township Road 20; Cardington, Ohio 43315 APPROX. AGE: 1981

STYLE: One and One Half Story, Manuf. Home CONSTRUCTION: Frame, Vinyl Sided

BEDROOMS: 4 BATHS: 2½ FAMILY ROOM: Yes FIREPLACE: No

TYPE HEATING: Electric/Wood A/C: No HUMIDIFIER: No ELECTRIC SERVICE: C/B

GARAGE: 8 D DRIVEWAY: Gravel PATIO: Deck LANDSCAPING: Fair

BASEMENT: Yes REC RM: No UTILITY RM: 1st Floor FENCE: No

ENTRY: No LIV RM: Yes DIN RM: No

KITCHEN: Eating Space WINDOWS: Vinyl ROOF: Composition

CARPET: Yes

GENERAL CONDITION AS APPRAISED

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|------------------|------------------|-------------|-------------|---------------------------------------|-------------|
| <u>INTERIOR:</u> | <u>EXCELLENT</u> | <u>GOOD</u> | <u>FAIR</u> | <input checked="" type="checkbox"/> X | <u>POOR</u> |
| <u>EXTERIOR:</u> | <u>EXCELLENT</u> | <u>GOOD</u> | <u>FAIR</u> | <input checked="" type="checkbox"/> X | <u>POOR</u> |

COMPARABLE PROPERTIES

| ADDRESS | TYPE | BDRMS | BATHS | GAR | BSMT | SOLD | DATE |
|------------------------|--------------|----------|-----------|----------|------------|---------------------|------------------|
| (1) <u>4015 CR 25</u> | <u>1 Sty</u> | <u>3</u> | <u>2½</u> | <u>2</u> | <u>Yes</u> | <u>\$133,000.VA</u> | <u>12/28/200</u> |
| (2) <u>4640 TR 21</u> | <u>1 Sty</u> | <u>4</u> | <u>2</u> | <u>2</u> | <u>No</u> | <u>\$147,000.VA</u> | <u>08/02/201</u> |
| (3) <u>2047 SR 529</u> | <u>1 Sty</u> | <u>3</u> | <u>2</u> | <u>2</u> | <u>Yes</u> | <u>\$156,000.VA</u> | <u>06/15/201</u> |

REMARKS: Subject's residence and garage need new roofs. Interior has some unfinished remodeling.
 Changeover in HVAC systems-no central heating and no air conditioning.